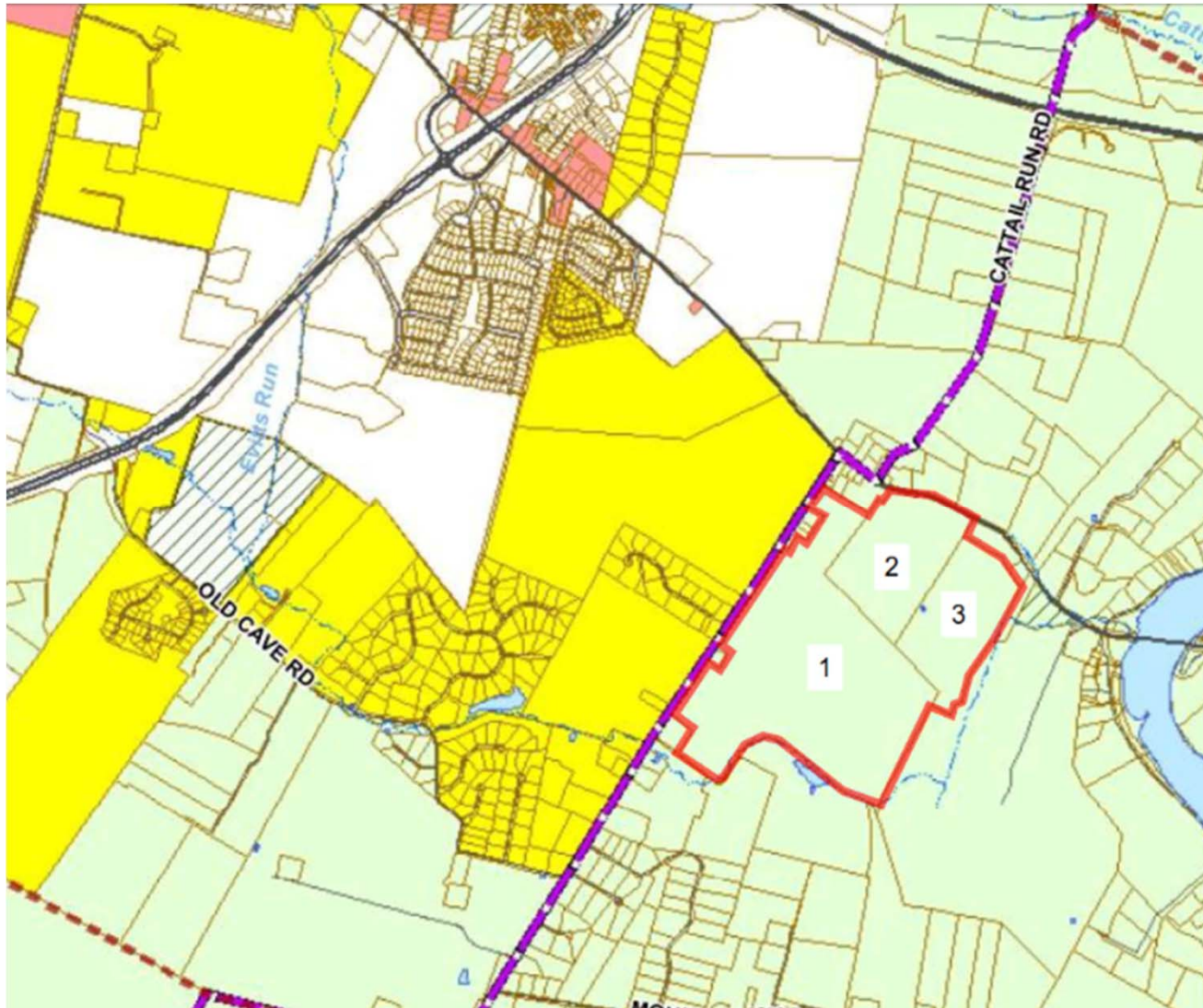


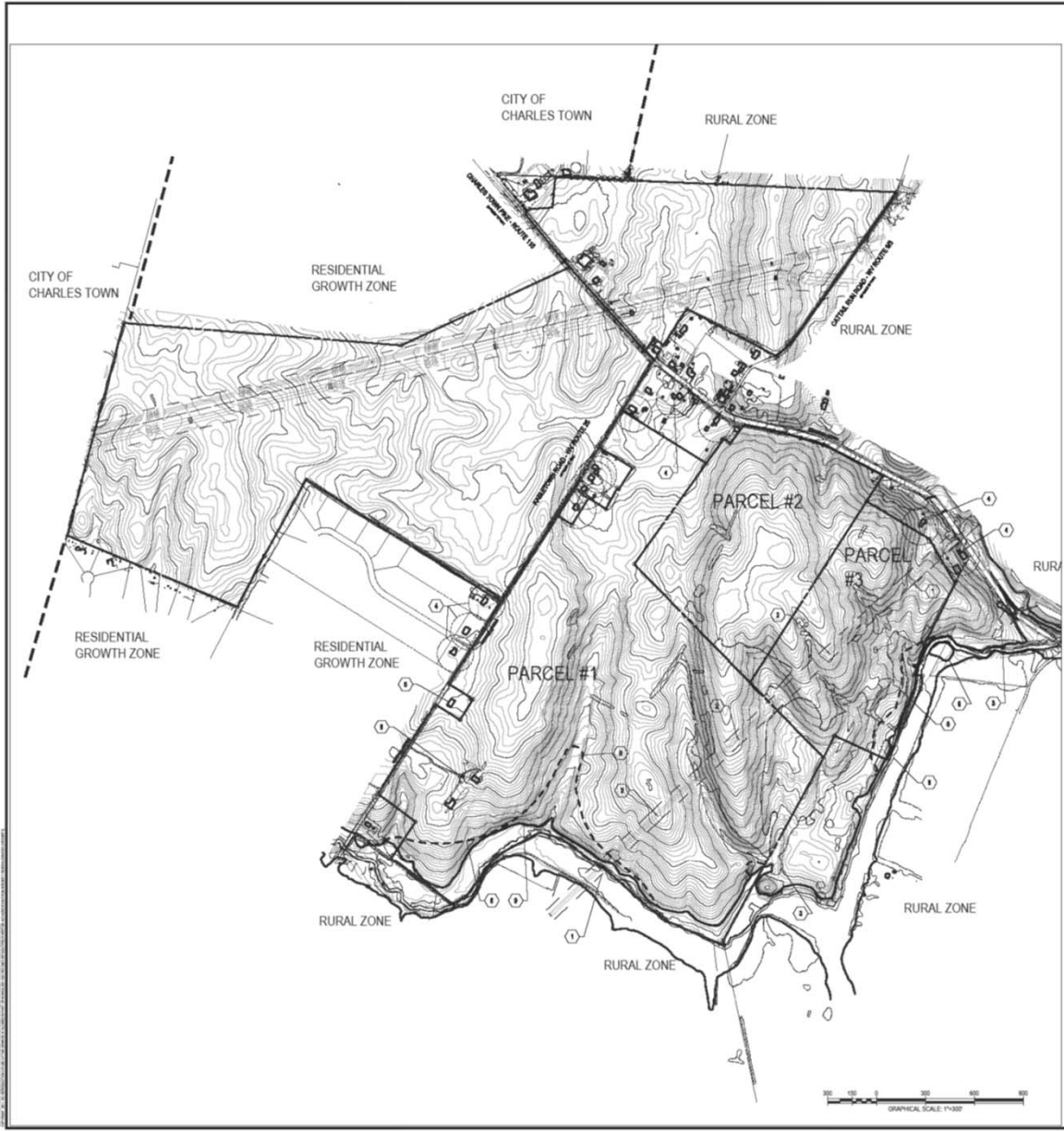
BLAKE SOLAR ENERGY FACILITY CUP



Project Overview

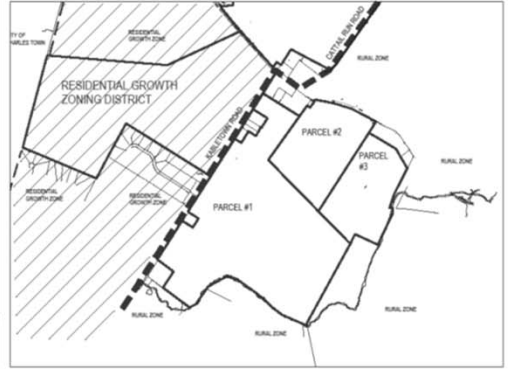
- *The Blake Solar Facility CUP is a 270 acre section of the larger 516 acre project. The balance of the project is located in the Charles Town Urban Growth Boundary and permitted by-right*
- *The project is an 80MW solar facility and will be an important component of the regional energy grid*
- *Project cost is projected to be \$142,000,000. Employment compensation for the project is estimated at \$11,200,000*
- *The project will be one of the largest tax generators in Jefferson County*
- *The project will result in the preservation of land that can be used for agriculture in the future.*



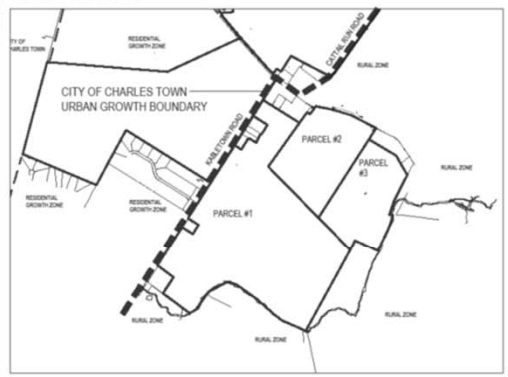


| KEYNOTE LEGEND | |
|----------------|--|
| KEY | DESCRIPTION |
| 1. | HIGH VOLTAGE POWER LINE EASEMENT |
| 2. | POWER LINE Pylon |
| 3. | TREES |
| 4. | RESIDENTIAL STRUCTURE - WITH 100' SETBACK |
| 5. | NON-RESIDENTIAL STRUCTURE - OFFSITE |
| 6. | NON-RESIDENTIAL STRUCTURE - ONSITE |
| 7. | EXISTING RUN |
| 8. | FLOOD PLAIN - FEMA MAPPED |
| 9. | FLOOD PLAIN - ESTABLISHED BY FLOOD ELEVATION |

- FLOODPLAIN NOTES**
1. THE EXISTING CONDITIONS SHOW BOTH FEMA MAPPED FLOODPLAIN AND FLOODPLAIN ESTABLISHED BY ELEVATIONS PROVIDED BY FEMA.
 2. FEMA MAPPED FLOODPLAIN - IS MAPPED USING HIGH QUALITY TOPOGRAPHICAL MAPS AND DOES NOT PRESENT A CLARITY PLACED PLANE ON INDIVIDUAL PROPERTIES.
 3. ELEVATION MAPPED FLOODPLAIN - USING FLOOD ELEVATIONS PROVIDED BY FEMA AN APPROXIMATE BOUNDARY OF THE FLOODPLAIN HAS BEEN MAPPED USING HIGH QUALITY TOPOGRAPHICAL MAPS.
 4. ANY ELEVATION MAP AS THE FEMA MAPPED FLOODPLAIN IS ACQUIRED TO REFLECT SITE TOPOGRAPHY AND FEMA FLOOD ELEVATIONS, IT WILL BE THE FLOODPLAIN MAP.
 5. THE APPLICANT MAY BE REQUIRED TO OBTAIN A LETTER OF MAP REVISION.



ZONING DISTRICTS



URBAN GROWTH BOUNDARY

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FEDERAL SERVICES**
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KANSAS CITY, MISSOURI 64108
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WWW.INTEGRITYFS.COM

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| REVISIONS |
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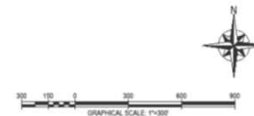
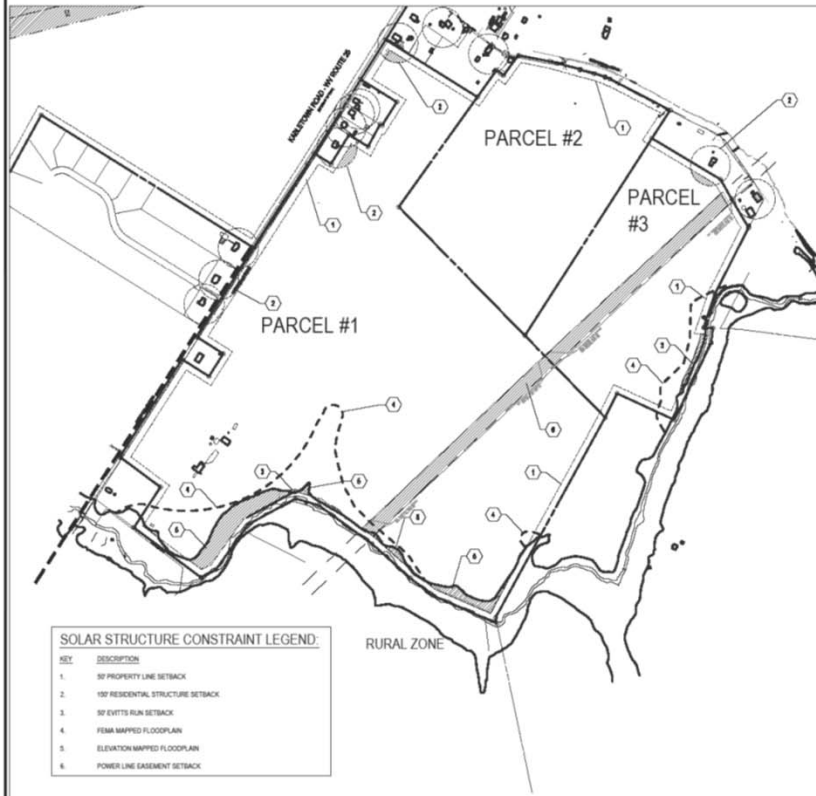
EXISTING CONDITIONS

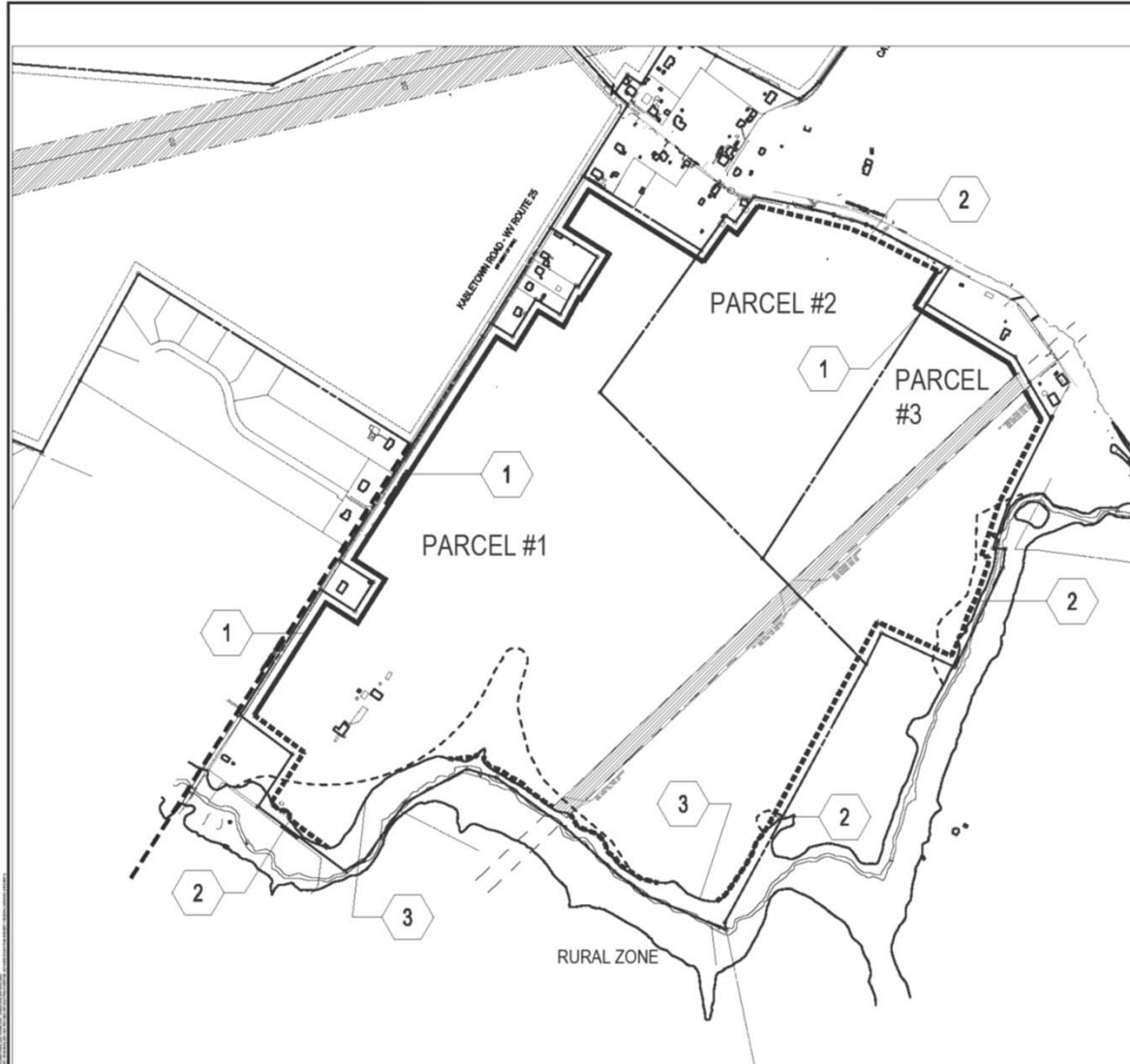
BLAKE SOLAR PROJECT

MULTIPLE PARCELS
JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE 8000-03

| | |
|--------|------------------|
| SCALE: | HORIZ.: AS NOTED |
| | VERT.: AS NOTED |
| DATE: | JUNE 17, 2022 |
| JOB: | 3514-0101 |
| DRAWN: | ACS |
| CHECK: | PJC |
| CADD: | |
| INCH: | 1/4" |
| SHEET: | 1 OF 5 |





BUFFER LEGEND:

1. LANDSCAPE BUFFER PROVIDED
2. LANDSCAPE BUFFER PROVIDED WHEN SOLAR PANELS ARE WITHIN 100' OF THE PROPERTY LINE.
3. SOLAR PANELS WILL NOT BE WITHIN 100' OF PROPERTY LINE DUE TO SITE CONSTRAINTS. NO BUFFER REQUIRED.

BUFFER AND SCREENING NOTES

1. ALL LANDSCAPE BUFFERS WILL BE A "OPTION F" TYPE AS DEFINED IN THE JEFFERSON COUNTY ZONING ORDINANCE.
2. A LANDSCAPE BUFFER WILL BE PROVIDED AS FOLLOWS:
 - a. WHEN SOLAR PANELS ARE LOCATED CLOSER THAN 100' TO A PROPERTY LINE
 - b. WHEN SOLAR PANELS ARE LOCATED WITHIN 500' OF AN OFFSITE RESIDENTIAL STRUCTURE
 - c. WHERE THE SUBJECT PROPERTIES FRONT ON KABLETOWN ROAD.
3. A LANDSCAPE BUFFER WILL NOT BE REQUIRED IN THE FOLLOWING CONDITIONS:
 - a. WHERE EXISTING VEGETATION MEETS PROVIDES A DENSE SCREEN AND IS A MINIMUM OF 50' IN WIDTH.
 - b. WITHIN POWER LINE EASEMENTS
 - c. ACROSS SITE ACCESS LOCATIONS.



NOT FOR CONSTRUCTION
REFERENCE ONLY

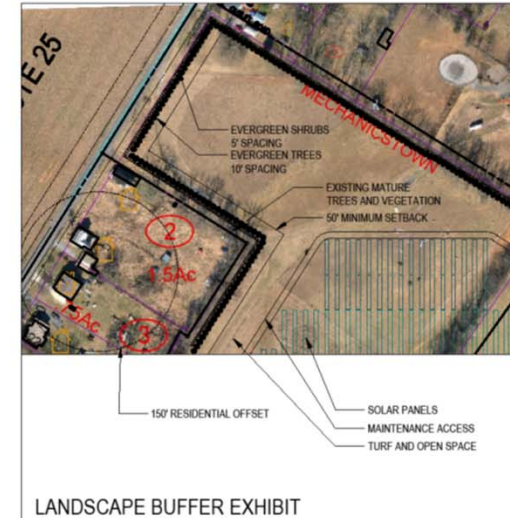
SEAL:

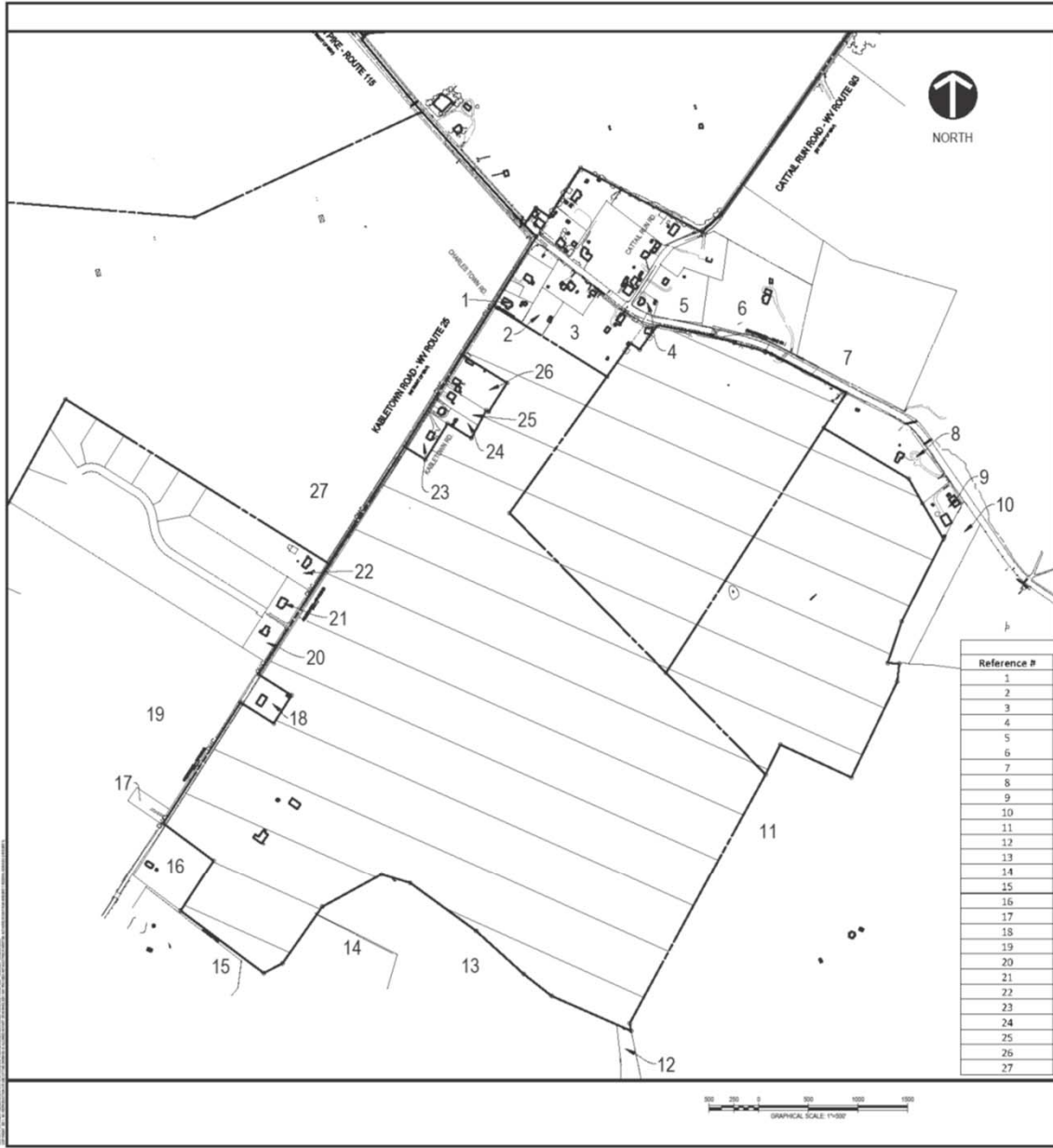
| REVISIONS |
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LANDSCAPE BUFFERS
BLAKE SOLAR PROJECT
MULTIPLE PARCELS
JEFFERSON COUNTY, WEST VIRGINIA

J.C. FILE #0000-00


| | |
|--------|-----------------|
| SCALE: | HORIZ: AS NOTED |
| | VERT: AS NOTED |
| DATE: | JUNE 17, 2022 |
| JOB: | 3514-0101 |
| DRAWN: | ACS |
| CHECK: | PJC |
| CADED: | |
| INCS: | N/A |
| SHEET: | |





| Adjacent property information 2022 | | | | | | |
|------------------------------------|----------|-----|--------|--------------------------------|-----------|------|
| Reference # | District | Map | Parcel | Adjacent Property Information | Deed Book | Page |
| 1 | 2 | 19A | 16 | ASBURY ARTHUR R JR | 693 | 6 |
| 2 | 2 | 19A | 18 | ASBURY ARTHUR R JR | 942 | 601 |
| 3 | 2 | 19A | 19 | THORNHILL LLC | 979 | 345 |
| 4 | 2 | 19A | 9 | DERFLINGER RANDALL | 1186 | 365 |
| 5 | 2 | 19A | 7 | GRAY JASON E | 1214 | 434 |
| 6 | 2 | 19 | 17.5 | BELL ERIC K | 1097 | 207 |
| 7 | 2 | 19 | 17.3 | LANCE ROBERTA L & DOUGLAS L | 1182 | 583 |
| 8 | 2 | 19 | 15 | STONE FRANCIS | 1158 | 690 |
| 9 | 2 | 19 | 15.1 | EVANS MARY L | 379 | 173 |
| 10 | 2 | 19 | 40 | STONE JUSTIN & ABIGAIL H | 1173 | 144 |
| 11 | 2 | 19 | 41 | HIGHLAND FARM HOLDINGS LLC | 1122 | 71 |
| 12 | 2 | 22 | 2.5 | MILTON JOHN P | 499 | 14 |
| 13 | 2 | 22 | 2.9 | MILTON RONALD | 1142 | 357 |
| 14 | 2 | 19 | 10 | BORDEN JOHN V & PRISCILLA C-TR | 1041 | 338 |
| 15 | 2 | 19 | 14.1 | CHAMBLEE JUDITH L | 1097 | 223 |
| 16 | 2 | 19 | 13 | FRIES GEORGE E & KERY A | 1010 | 719 |
| 17 | 2 | 19 | 5 | WALTERS ELLEN H | 807 | 202 |
| 18 | 2 | 19 | 14.3 | DINGES HERBERT P & CATHERINE A | 387 | 751 |
| 19 | 2 | 19 | 5.1 | WALTERS ELLEN H ET AL | 829 | 334 |
| 20 | 2 | 19 | 5.4 | CARPENTER KEVIN D & LEIGH ANN | 928 | 541 |
| 21 | 2 | 19 | 5.5 | EDWARDS MARY L & ROBERT F JR | 1196 | 358 |
| 22 | 2 | 19 | 5.2 | MARCUS RONALD E | 516 | 707 |
| 23 | 2 | 19 | 4 | CARTER DENISE D | 1108 | 720 |
| 24 | 2 | 19 | 3.1 | YATES DAVID L | W925 | 343 |
| 25 | 2 | 19 | 3 | YATES DAVID LEE & ANGELA D | 611 | 214 |
| 26 | 2 | 19 | 2 | SIMONS MARK - TR | 1196 | 70 |
| 27 | 2 | 19 | 1 | HIGH HORIZONS FARM INC. | 1208 | 227 |



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SEAL

REVISIONS

ADJACENT LAND OWNERS
BLAKE SOLAR PROJECT
TAX MAP 19
BLAKE SOLAR PROJECT
JEFFERSON COUNTY, WEST VIRGINIA
LIC FILE #00046X

SCALE: HORIZ. AS NOTED
VERT. AS NOTED
DATE: 06/21/2022
JOB: 3514-0101
DRAWN: ACB CHECK: PJC
CADD:
NCS: N/A
SHEET:
5 OF 5

Project Details

Total CUP site area – 270 acres

Impervious surface (posts and inverters) – 23,300sf (0.2% of site)

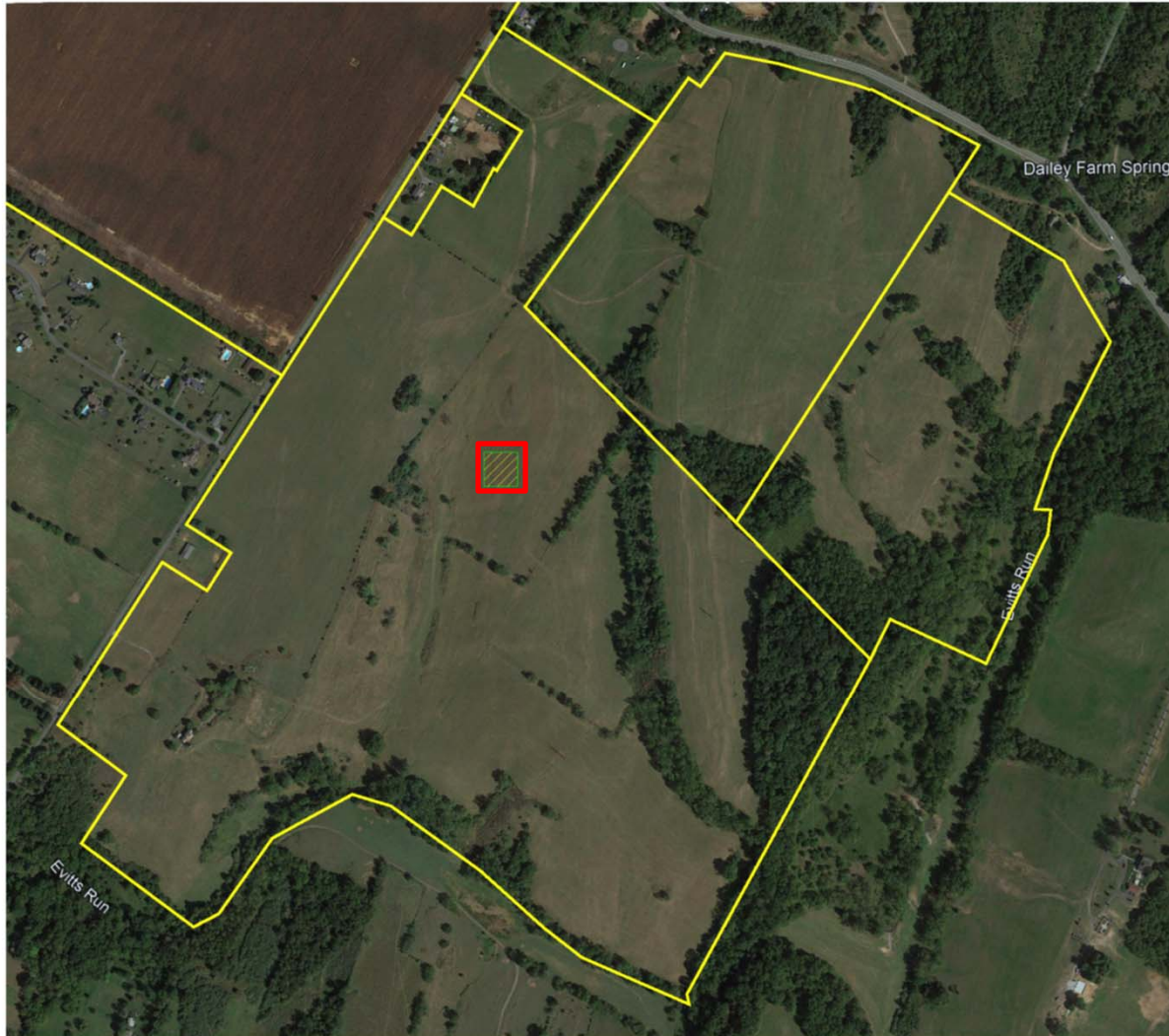
Solar Panel Area – 70 acres (25.9% of site)

Open Space – 200 acres (74.1% of site)

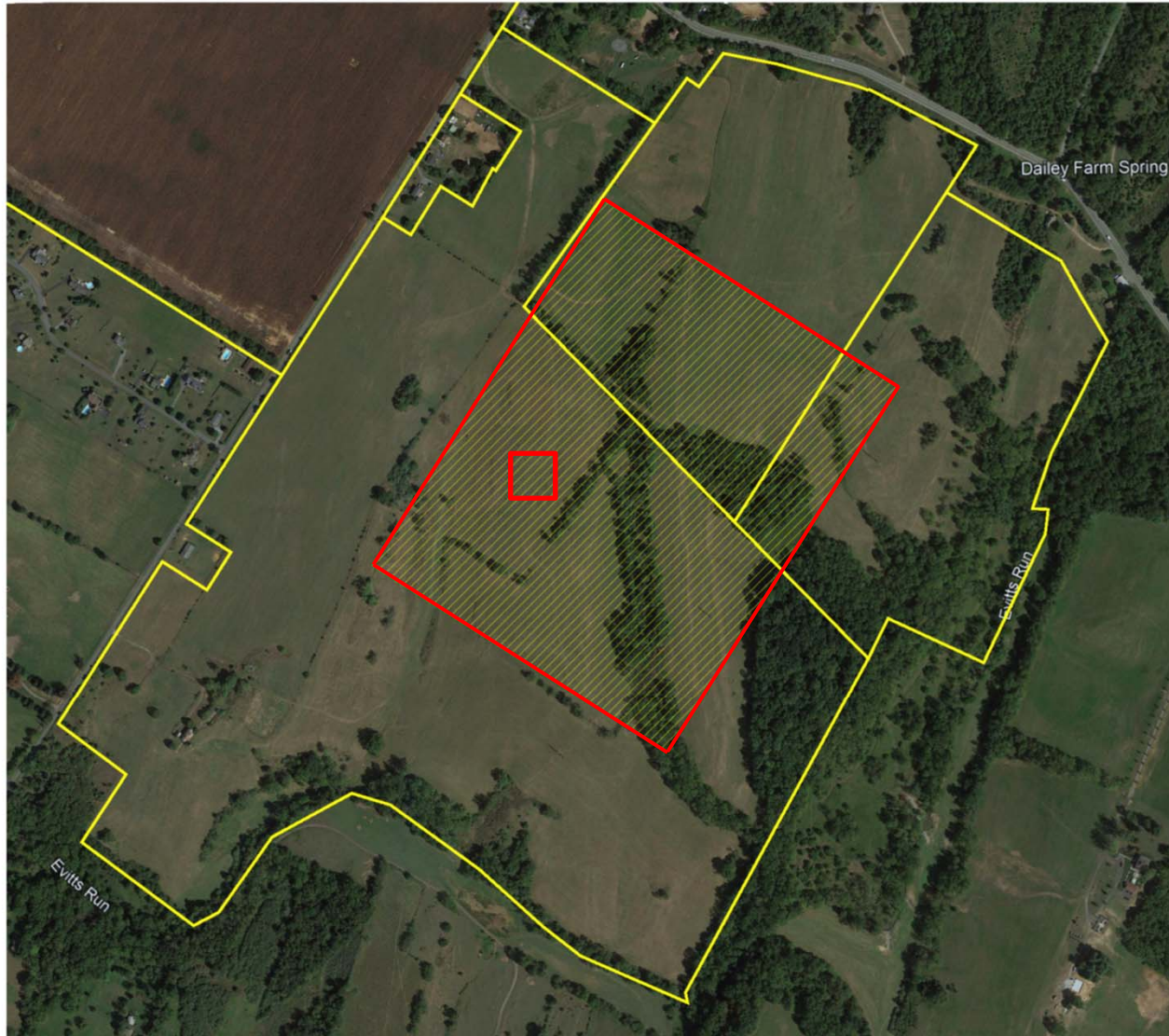
Calculations are based on the current layout of solar panels on site, this layout may be revised but a significant change will not occur.



Impervious Surfaces (Net Area)



Solar Panels (Net Area)





Buffers

REQUIRED BUFFER –
landscape buffers are required for solar panels closer than 50' to a property line and within 200' of a residence.

SUPPLEMENTAL BUFFER –
landscape buffers provided voluntarily by the Applicant.

- Along the entire length of the Kabletown Road frontage.
- Within 500' of an offsite residential structure.
- As shown on the landscape buffer exhibit.

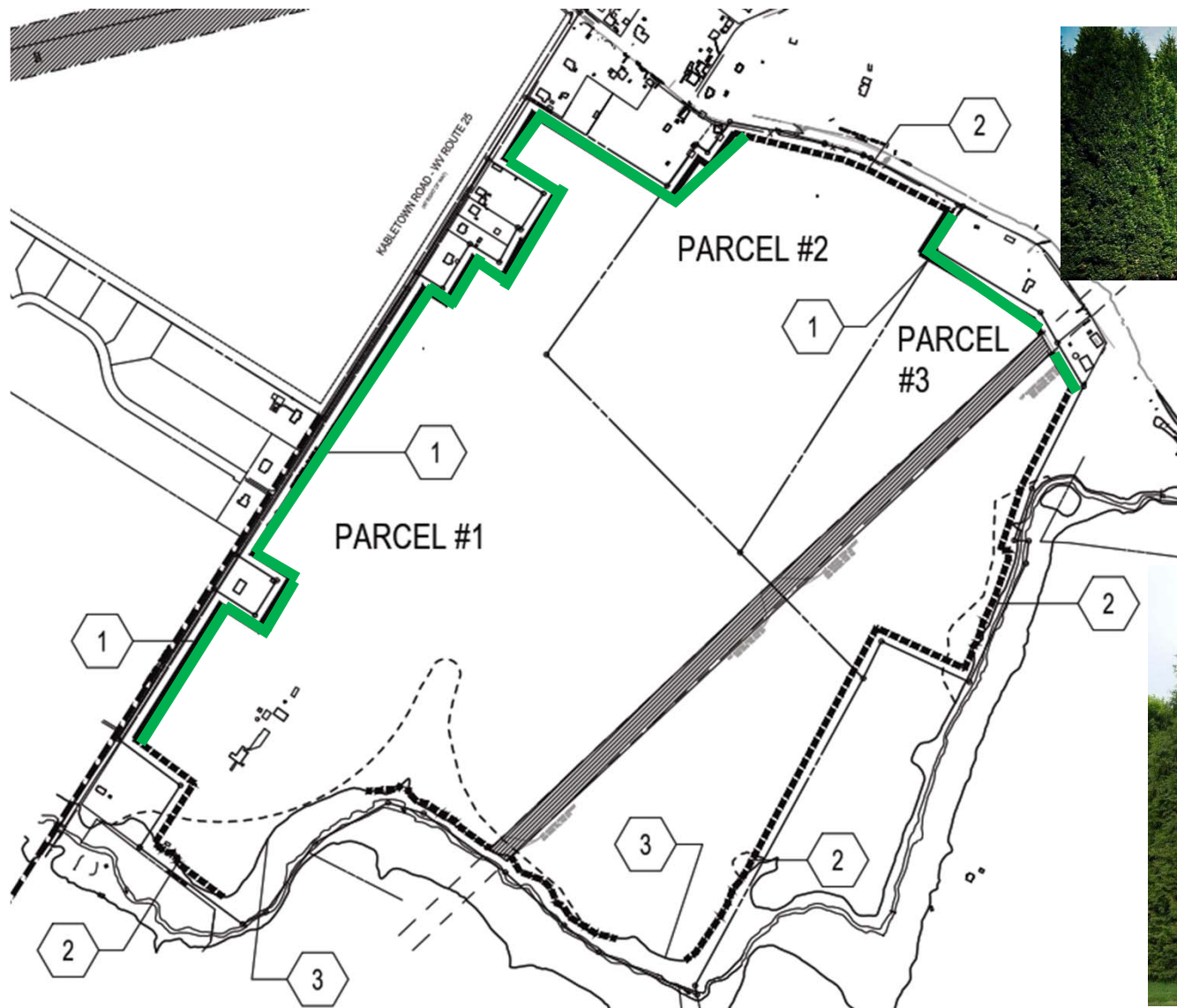


Unscreened Solar Panels



Screened solar panels

Supplemental Buffer Location



Regulatory Permitting

1. Jefferson County Stormwater Management Ordinance
2. Jefferson County Concept Plan
3. West Virginia Department of Highways – Entry Permits
4. West Virginia Department of Environmental Protection – NPDES Permit (Erosion and Sediment Control)
5. West Virginia – Decommissioning Plan and Bonding



Decommissioning and Bonding

The solar energy facility will be constructed leased and operated by Horus West Virginia I, a subsidiary of OPDEnergy. Construction of the project will be completed in a single phase. The project is part of a larger solar energy facility, a portion of which is a principal permitted use.

The expected useful life of the Project as initially constructed is 30 years. This can be extended by regular maintenance and replacement of equipment.

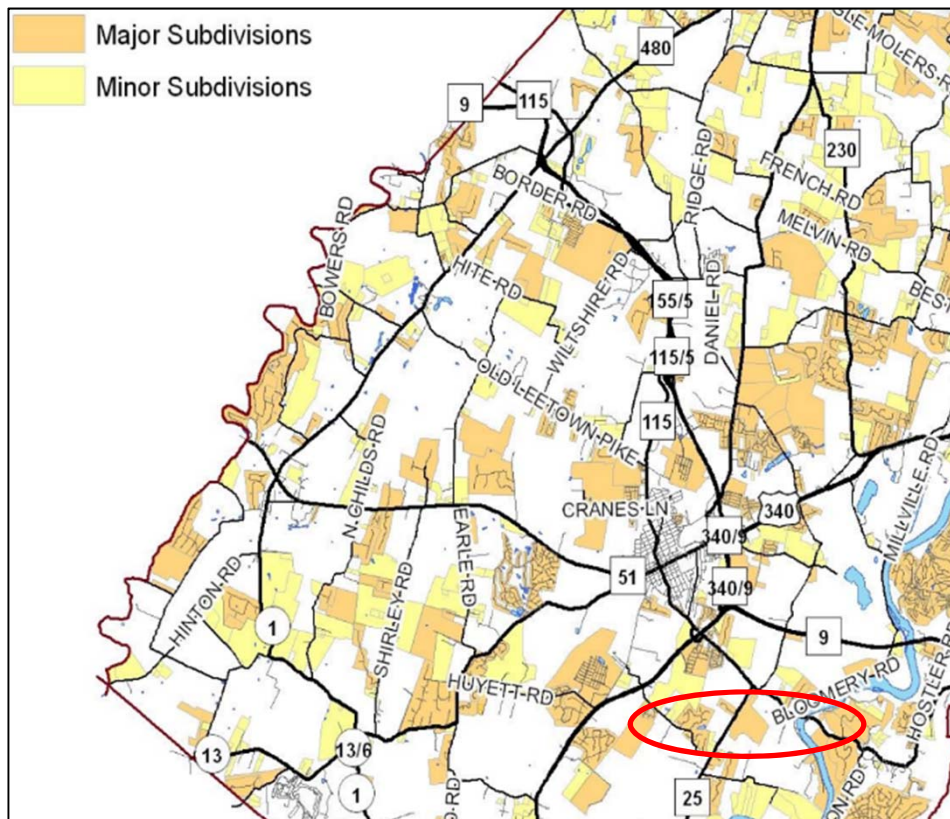
Upon decommissioning of the facility, the equipment will be removed down to a depth of 3 feet below grade and any disturbed ground will be restored and reseeded with an approved seed mix.

Decommissioning and bonding shall be in accordance with the WV Department of Environmental Protection.



Comprehensive Plan

Most of the subject property is identified as a major subdivision in the comprehensive Plan. This land use is of higher intensity and scale than the proposed use.



Comprehensive Plan – Recommendations and Goals

“Recommendation 10/11-8 Encourage public entities to utilize alternative and renewable energy sources for a variety of energy needs, specifically Solar Energy Facilities in areas inside of the Urban Growth Boundary and the Preferred Growth Area as a Principal Permitted Use, and outside of the Urban Growth Boundary and the Preferred Growth Area, by the Conditional Use Process.”

“Recommendation 10/11-8.a Enable the construction of renewable energy generation facilities by residents and businesses.”

“It is widely recognized that many of the resources that we rely on to heat, cool, and light homes, power electronics, provide transportation fuel, and other daily needs are finite. Consequently, there has been an increasing need to assess the viability of alternative and renewable energy sources that may assist in maintaining the quality of life of Jefferson County’s residents and businesses.”



Comprehensive Plan – Recommendations and Goals

“There must be a viable rural economy to maintain the rural landscape.”

Recommendation 24-14 Consider implementation of alternative energy systems as they become more efficient and cost effective in facilities owned and maintained by the County or other public entities.

“Goal #10 - Objective #9: Encourage the creation of and use of a variety of energy sources (including renewable energy) within Jefferson County in ways that respect the character of the County.”



Comprehensive Plan – Agricultural and Rural Economy Recommendations

The Comprehensive Plan has 17 Recommendations under Goal 8. The goals either do not apply or support the proposed facility.

Do Not Apply

1. Support “Right to Farm” policies that reduce conflict between agriculture and residential uses.
2. Reduce residential density through clustering.
6. Coordinate with the JCDA to market farm goods.
7. Work with agricultural community to distribute agricultural products.
8. Coordinate with stakeholders to expand marketing
9. Collaborate with local artisan community
10. Create a Agricultural Committee of the JCDA
11. Create a regional agricultural industrial park
12. Promote and expand equine industry
13. Establish Culinary Center for marketing agricultural goods
14. Expand vocational programs for agricultural opportunities
15. Coordinate with Jefferson County Schools to encourage agriculture.
16. Encourage WVU to create mentoring and training programs.
17. Support the County’s rural economic strategy by working with the state Legislature.



Comprehensive Plan – Agricultural and Rural Economy Recommendations

SUPPORT SOLAR FACILITIES

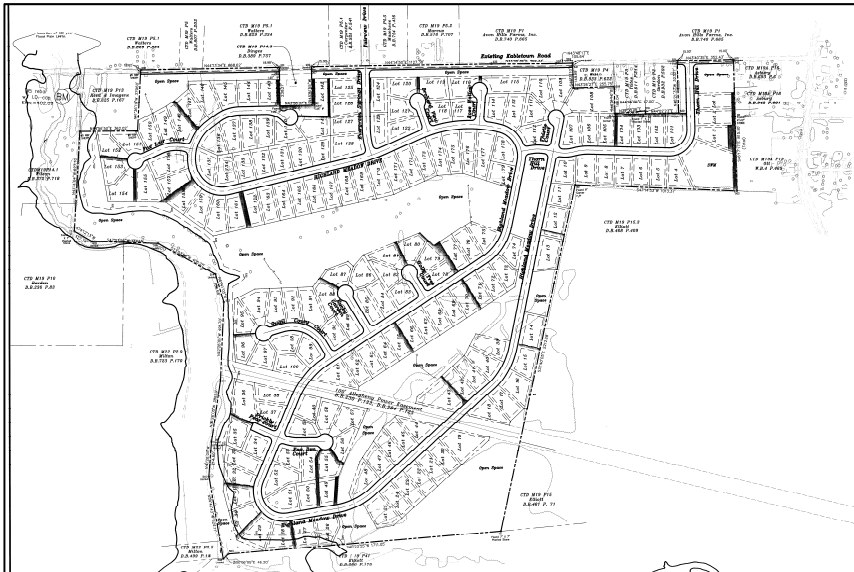
3. Support the rural economy by amending the Subdivision Regulations to establish rural business site plan standards.
 - Jefferson County amended the stormwater management regulations, a subsection of the Subdivision Regulations to support solar facilities.
4. Collaborate with agricultural community on land use regulations
 - The agricultural community strongly supported the modifications to the zoning ordinance that would allow solar.
5. Amend the Zoning and Land Development Ordinance to permit additional non-residential rurally compatible uses.
 - The Jefferson County has amended the zoning ordinance to permit solar facilities as a Conditional Use.



Intensity and Scale

The proposed CUP is a low intensity use that does not generate traffic, noise or pollution. The proposed use is of significantly less intensity and than the Thornhill single family residential subdivision.

The project poses no threat to the public health safety and welfare. The solar energy facility will be a quiet neighbor screened from adjacent properties. There is a strong argument that the project will enhance public safety through the strengthening of the power grid.



Future Land Use on Adjacent Properties

The proposed use has no impact on the use and development of adjacent lands/buildings. It cannot be impacted by development on adjacent lands and would not be a factor in the approval of projects on the adjacent properties.



Neighborhood Character/Landscape Buffers Appendix B, Section 4.11

Since the proposed use is a passive one, with minimal traffic, additional residents or the impacts of a commercial/retail uses it will have a small impact on the neighborhood character.

All panels will be setback from public roads and existing residences.

Supplemental landscape buffers have been proposed that exceed the requirements of the Jefferson County Zoning Ordinance. The project is largely screened from public view.



Roadway Adequacy

The project will generate minimal traffic and will not have any impact on roadway capacity.



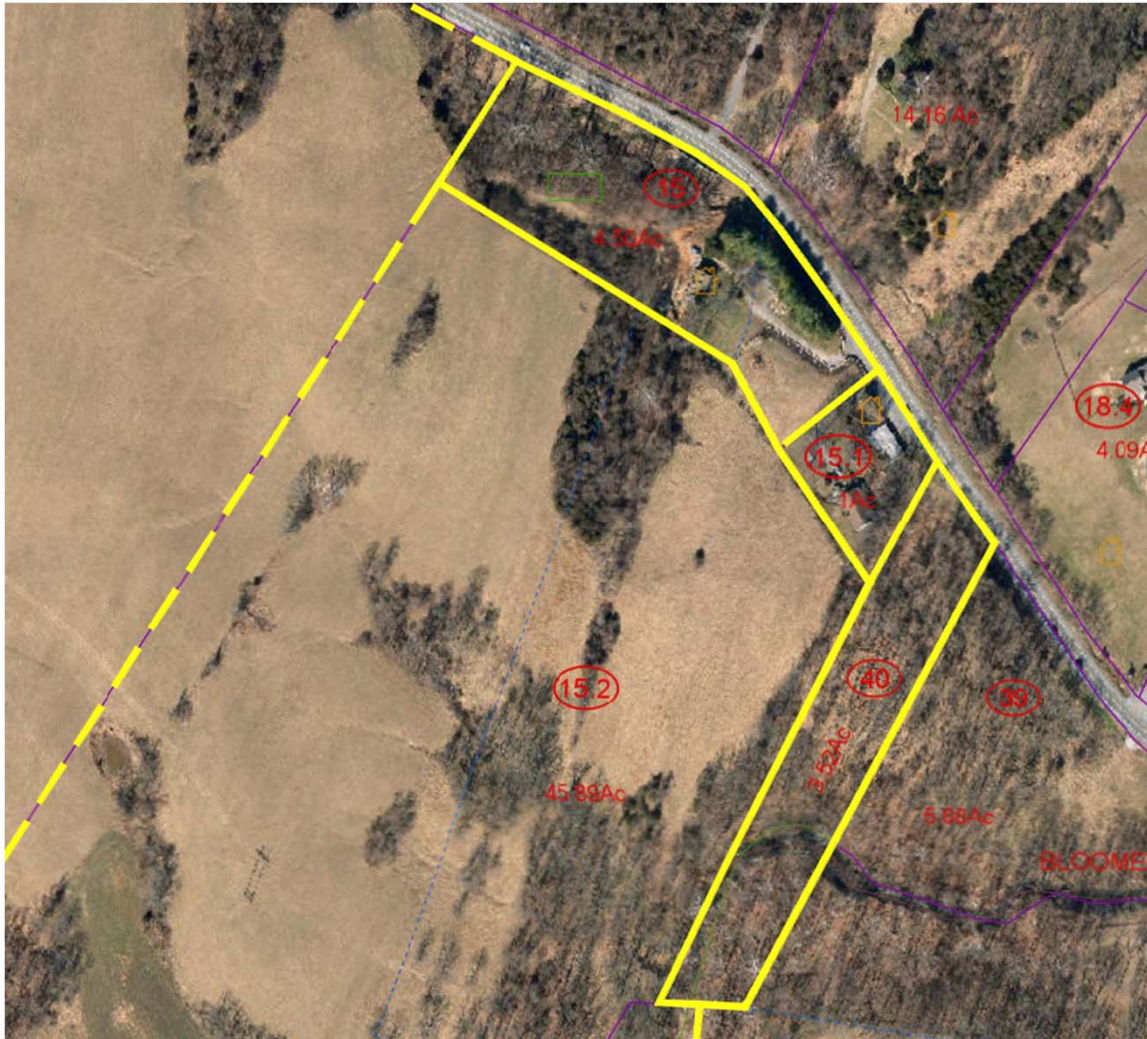
Historic Sites

The site is not adjacent to any Category I Historic Resources as identified by the Jefferson County Historic Landmarks Commission.

The Applicant has completed an archaeological study of the property and submitted it to Jefferson County. The study find any archaeological concerns related to the development of the solar facility.



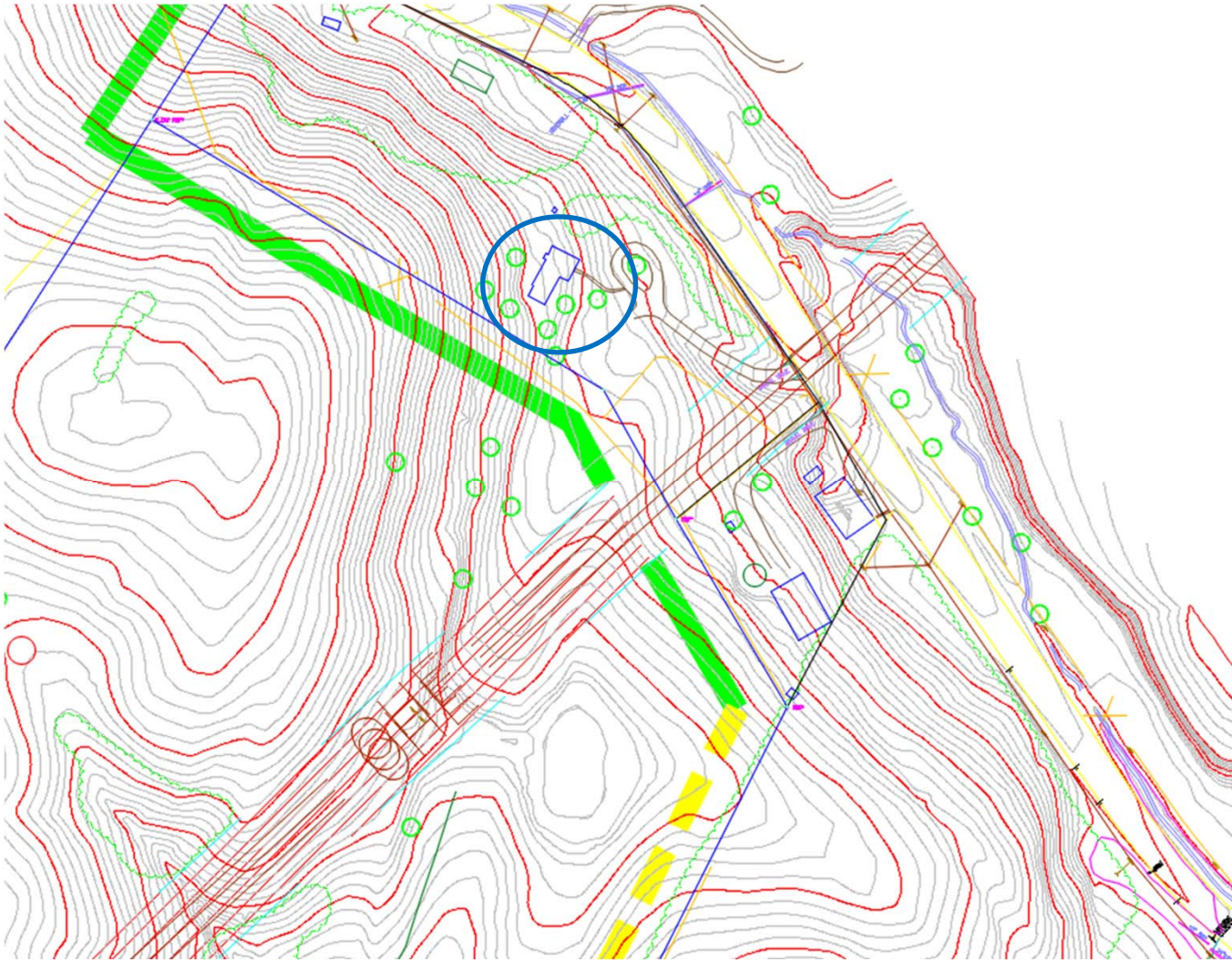
Adjacent Residential - Location



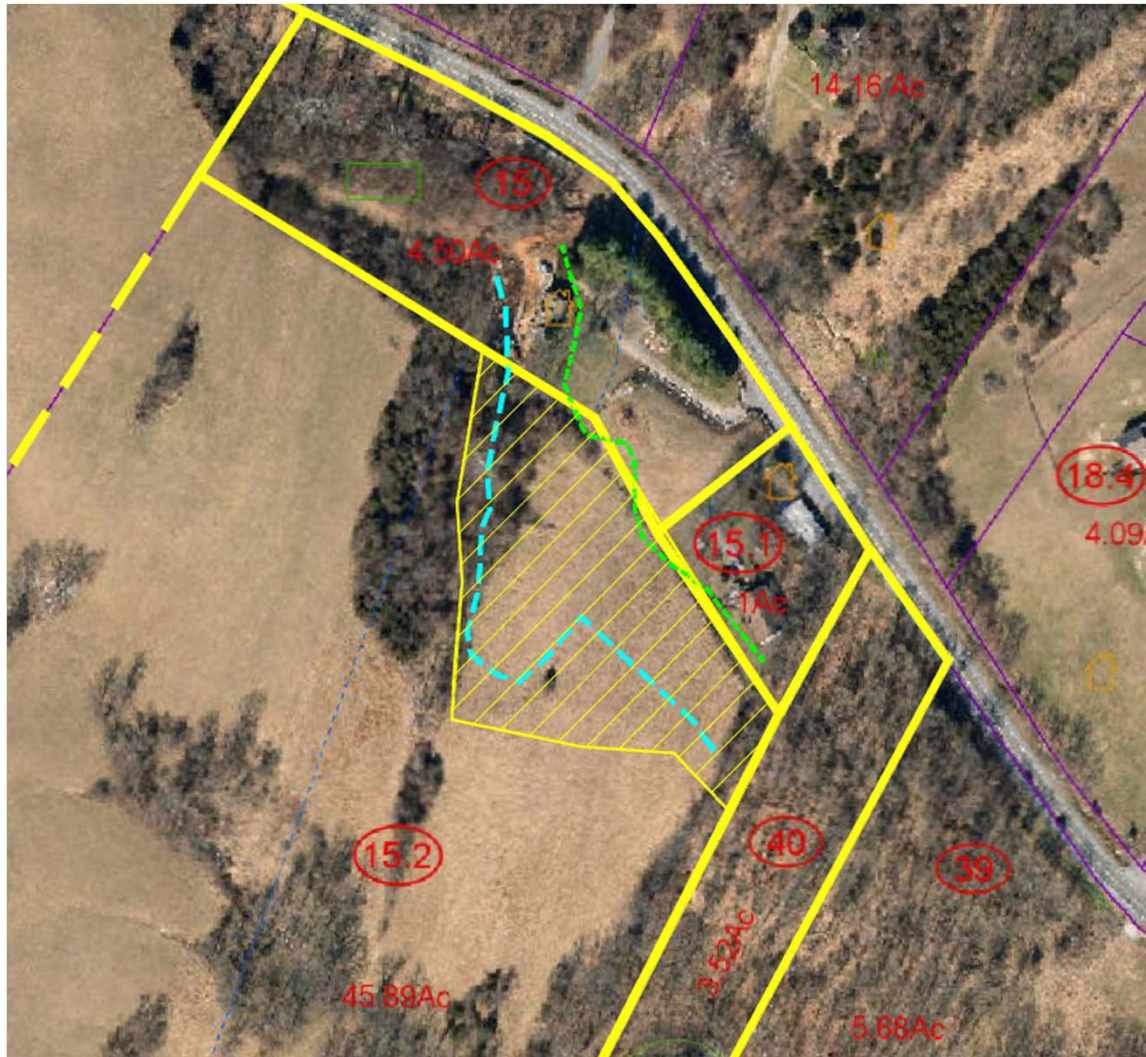
Adjacent Residential – Street View



Adjacent Residential – Contour Map



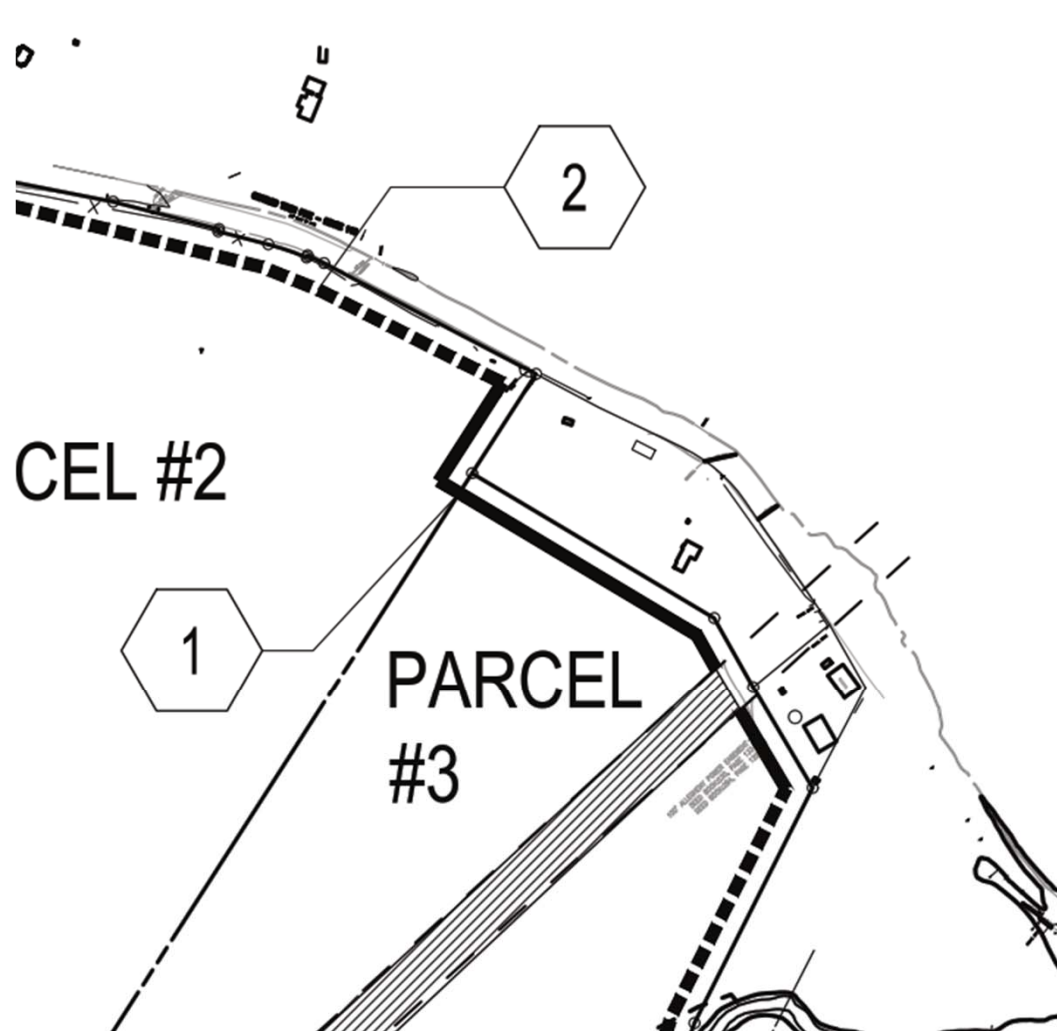
Adjacent Residential – Elevation/Viewshed



Elevation at house
400' +/-

Elevation of site
420' +/-

Adjacent Residential – Landscape Buffer



BUFFER LEGEND:

1. LANDSCAPE BUFFER PROVIDED
2. LANDSCAPE BUFFER PROVIDED W PROPERTY LINE.
3. SOLAR PANELS WILL NOT BE WITH CONSTRAINTS. NO BUFFER REQU

BUFFER AND SCREENING NOTES

1. ALL LANDSCAPE BUFFERS WILL BE A JEFFERSON COUNTY ZONING ORDIN.
2. A LANDSCAPE BUFFER WILL BE PROV
 - a. WHEN SOLAR PANELS ARE LOCA'
 - b. WHEN SOLAR PANELS ARE LOCA' STRUCTURE
 - c. WHERE THE SUBJECT PROPERTIE
3. A LANDSCAPE BUFFER WILL NOT BE
 - a. WHERE EXISTING VEGETATION N

Conclusion

The project is supported by the Comprehensive Plan.

The project is compatible with adjacent land uses.

The project meets the conditions and requirements of a Conditional Use Permit in Jefferson County

